

**SNAPSHOT of HOME Program Performance--As of 03/31/10**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): **Essex County Consortium**

State: **NJ**

PJ's Total HOME Allocation Received: **\$24,757,388**

PJ's Size Grouping\*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	27		
% of Funds Committed	82.99 %	91.60 %	27	92.07 %	5	7	
% of Funds Disbursed	72.95 %	82.33 %	26	84.14 %	4	8	
Leveraging Ratio for Rental Activities	4.58	5.08	1	4.79	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	94.72 %	82.23 %	13	81.45 %	55	49	
% of Completed CHDO Disbursements to All CHDO Reservations***	74.11 %	64.03 %	10	69.74 %	50	50	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	91.04 %	83.30 %	7	80.97 %	79	73	
% of 0-30% AMI Renters to All Renters***	76.07 %	44.72 %	4	45.50 %	94	91	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	95.72 %	96.38 %	20	95.55 %	28	30	
Overall Ranking:			In State:	6 / 27	Nationally:	86	85
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$14,199	\$27,807		\$26,831	748 Units	83.70 %	
Homebuyer Unit	\$22,621	\$17,000		\$15,029	130 Units	14.50 %	
Homeowner-Rehab Unit	\$41,030	\$15,689		\$20,806	16 Units	1.80 %	
TBRA Unit	\$0	\$8,241		\$3,228	0 Units	0.00 %	

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

**Participating Jurisdiction (PJ):** Essex County Consortium NJ

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$68,454	\$129,432	\$42,576
<b>State:*</b>	\$107,990	\$96,653	\$17,374
<b>National:**</b>	\$96,090	\$75,663	\$23,585

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 1.3 %  
**National Avg:** 1.2 %

**R.S. Means Cost Index:** 1.13

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
<b>RACE:</b>					<b>HOUSEHOLD TYPE:</b>				
White:	46.7	11.6	25.0	0.0	Single/Non-Elderly:	36.9	30.4	18.8	0.0
Black/African American:	49.9	74.1	75.0	0.0	Elderly:	51.3	6.3	56.3	0.0
Asian:	0.7	0.0	0.0	0.0	Related/Single Parent:	7.1	42.9	25.0	0.0
American Indian/Alaska Native:	0.0	0.9	0.0	0.0	Related/Two Parent:	1.5	13.4	0.0	0.0
Native Hawaiian/Pacific Islander:	0.3	0.0	0.0	0.0	Other:	3.2	2.7	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	1.8	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.9	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
<b>ETHNICITY:</b>									
Hispanic	2.5	6.3	0.0	0.0					
<b>HOUSEHOLD SIZE:</b>					<b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>				
1 Person:	76.7	25.0	25.0	0.0	Section 8:	52.8	3.6 <sup>#</sup>		
2 Persons:	10.4	29.5	62.5	0.0	HOME TBRA:	1.3			
3 Persons:	2.5	22.3	6.3	0.0	Other:	26.9			
4 Persons:	2.2	8.9	6.3	0.0	No Assistance:	19.1			
5 Persons:	0.8	6.3	0.0	0.0					
6 Persons:	7.0	0.9	0.0	0.0					
7 Persons:	0.3	2.7	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					<b># of Section 504 Compliant Units / Completed Units Since 2001</b>				421

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Essex County Consortium

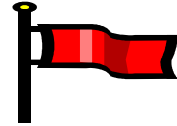
State: NJ

Group Rank: 86  
 (Percentile)

State Rank: 6 / 27 PJs

Overall Rank: 85  
 (Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	<b>94.72</b>	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	<b>74.11</b>	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	<b>91.04</b>	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	<b>95.72</b>	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	<b>4.06</b>	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

